

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

In re:	:	Case No.:	24-21550-GLT
	:	Chapter:	13
Kylee K Hostetter	:		
	:		
	:	Date:	4/30/2025
Debtor(s).	:	Time:	10:00

**PROCEEDING MEMO**

**MATTER:** #69 - Motion to Sell Property Free and Clear of Liens under  
Section 363(f)  
#72 - Response filed by Trustee  
#74 - Limited Objection to Sell Property by Carrington  
Mortgage  
#78 - Amended Sale Order  
#80 - Proposed Order Updated  
#84 - Proposed Updated Order

**APPEARANCES:**

Debtor:	Edgardo D. Santillan
Broker:	Amber Lee Hostetter
Carrington:	Charles Wohlrab
Trustee:	Ronda J. Winnecour

[10:17]

**NOTES:**

Santillan: This is a motion to sell the property at 135 Janet Street, Beaver Falls PA 15010. The original amount of the sale was \$425,000. To have an aggressive marketing process, the price of the home was lowered to \$295,000. The price change was due to the percentage rate increase in loans and less buyers. The sale includes a \$750 home warranty. The property is to be sold to Toby and Colleen Patridge. This sale will yield a 100% distribution to creditors. An amended order was filed that addresses claims from the PA Department of Revenue, trustee fees, unsecured claims, debtor's vehicles, and my fee application claim up to \$12,509. I understand that I may be paid less at the end of closing.

Winnecour: The sale will need to remit \$53,500 to pay the claims as filed to make this a 100% plan. The general unsecured are owed \$27,000.

Hostetter: The appraisal has not been ordered, they were waiting for this approval before incurring the cost. Everything else has been resolved except for the mortgage contingency.

**OUTCOME:**

1. The *Motion to Sell Debtor's Residence Located at 135 Janet Street, Beaver Falls PA 15010* [Dkt. No. 69] is **GRANTED**. [D.B to enter modified order at Dkt. No. 89]

**DATED:** 4/30/2025